

Cover Sheet for:

Preliminary Plan 1-95042R

Planning Board Opinion

M-NCPPC



DATE MAILED: August 14, 2001

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation

Motion of Comm. Wellington, seconded
by Comm. Perdue with a vote of 3-0;

Comms. Bryant, Holmes, Hussmann,
Perdue and Wellington voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-95042R

NAME OF PLAN: CLARKSBURG TOWN CENTER

On 08/17/00, TERRABROOK CLARKSBURG, LLC submitted an amendment to the previously approved preliminary plan in the RMX zone. The previous application proposed to create 1,300 units previously approved on 267 acres of land. The application was designated Preliminary Plan 1-95042R. On 07/12/01, Preliminary Plan 1-95042R was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-95042R to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-95042R.

Approval, to revise conditions to include a Grading Plan and Borrow Plan (Off-Site Stockpile) as follows:

- (1) Stockpiling and barrow of dirt for use in a timely fashion only in connection with this preliminary plan, at designated locations, prior to site plan approval provided:
 - a. M-NCPPC technical staff review and approval of sediment control plans prior to issuance of permits by MCDPS; and
 - b. Applicant to enter into agreement with the Planning Board in advance of any land disturbance that they will conform with all aspects of stockpile and borrow plans
- (2) No clearing of grading or recording of plats, except as stipulated in the condition above, prior to site plan approval
- (3) All other appropriate conditions of approval under Planning Board opinion dated March 26, 1996